



- Two bedroom apartment
- Allocated parking space
- Part furnished
- Private balcony
- Integrated appliances
- Immaculately presented
- Fitted wardrobes
- Council tax band B
- EPC rating D

Cornmill View, Horsforth, Leeds

A beautifully presented two bedroom, second floor apartment, with allocated parking, balcony and integrated appliances.

The property benefits from double glazing and comprises, entrance vestibule, entrance hall, open plan living/dining/kitchen with balcony, master bedroom with fitted wardrobes and en-suite shower room, further double bedroom and bathroom.



£1,050 PCM



COMMUNAL ENTRANCE

With stairs to the second floor.

ENTRANCE VESTIBULE

5'11" x 5'5"

With electric heater.

ENTRANCE HALL

With cupboard housing the hot water cylinder.

LIVING/DINING/KITCHEN

24'3" x 12'5"

With electric heater, two double glazed windows and French doors leading to the balcony.

Kitchen area

With a range of wall mounted cupboards, base units and drawers, integrated fridge/freezer, washing machine, oven, hob and extractor.

MASTER BEDROOM

10'9" x 10'5"

With double glazed window, electric heater and fitted wardrobes.

EN-SUITE SHOWER ROOM

8'6" x 2'8"

With shower cubicle, wc, basin and heated towel rail.

BEDROOM TWO

12'1" x 9'2"

With double glazed window and electric heater.

BATHROOM

8'0" x 5'6"

With bath, basin, wc and heated towel rail.





OUTSIDE

The property benefits from a balcony overlooking the communal grounds.

The property also benefits from a designated parking space and visitor permit.

The development sits within well maintained grounds.

NO PETS

Please note that this property does not accept pets.

AGENT NOTES

All our properties are to be let on an assured shorthold tenancy agreement for an initial twelve month term unless otherwise stated. All rents are exclusive of the usual tenant outgoings unless otherwise specified. All tenancy applications are subject to status and references. If any issue, such as location, is of material importance in your decision to view a property then please discuss this with us prior to arranging an appointment to view.

RENTAL PROCEDURE

1. Confirm that the property is still available.
2. Complete an application form, available from our office, and return this along with two forms of ID. We will also require a holding fee at this time, as detailed below.
3. Wait for references to be checked. As soon as we have all the necessary paperwork we will contact you to arrange to sign the formal tenancy agreement and arrange payment as detailed below.

PAYMENTS

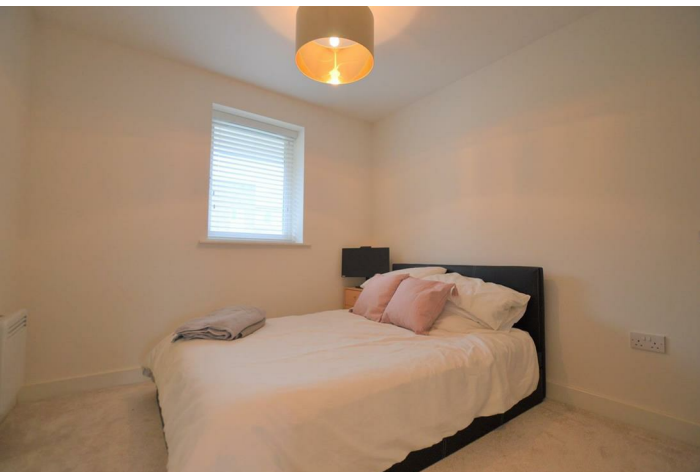
1. A holding fee equivalent of up to one weeks rent will be required at the time an application for tenancy is submitted. Please note that this payment in advance does not constitute a tenancy or an offer of a tenancy




but is required as proof of your commitment. If your application is successful following referencing the holding fee will be put towards your first month's rent. If your application is unsuccessful following referencing you will forfeit the holding fee.

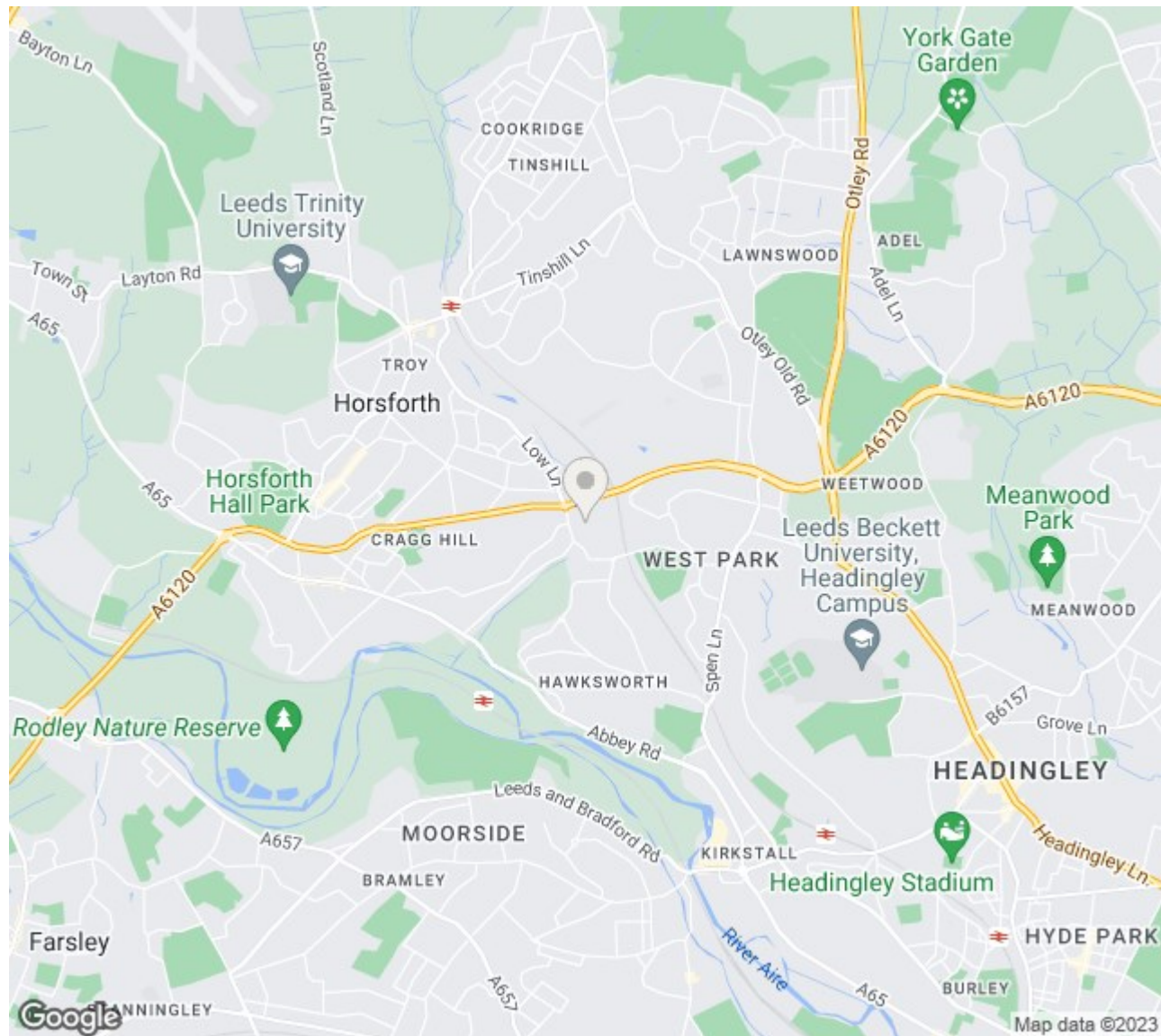
2. The first month's rent is payable in advance prior to the commencement of the tenancy.

3. A bond / security deposit equivalent of up to five weeks rent will also be required prior to the commencement of the tenancy. Whitaker Cadre are members of the TDS Custodial Scheme and your bond will be held in this scheme for the duration of your tenancy.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	67	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



1 Lower Railway Road, Ilkley, West Yorkshire, LS29 8FL

www.whitakercadre.com
01943 328343
info@whitakercadre.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements